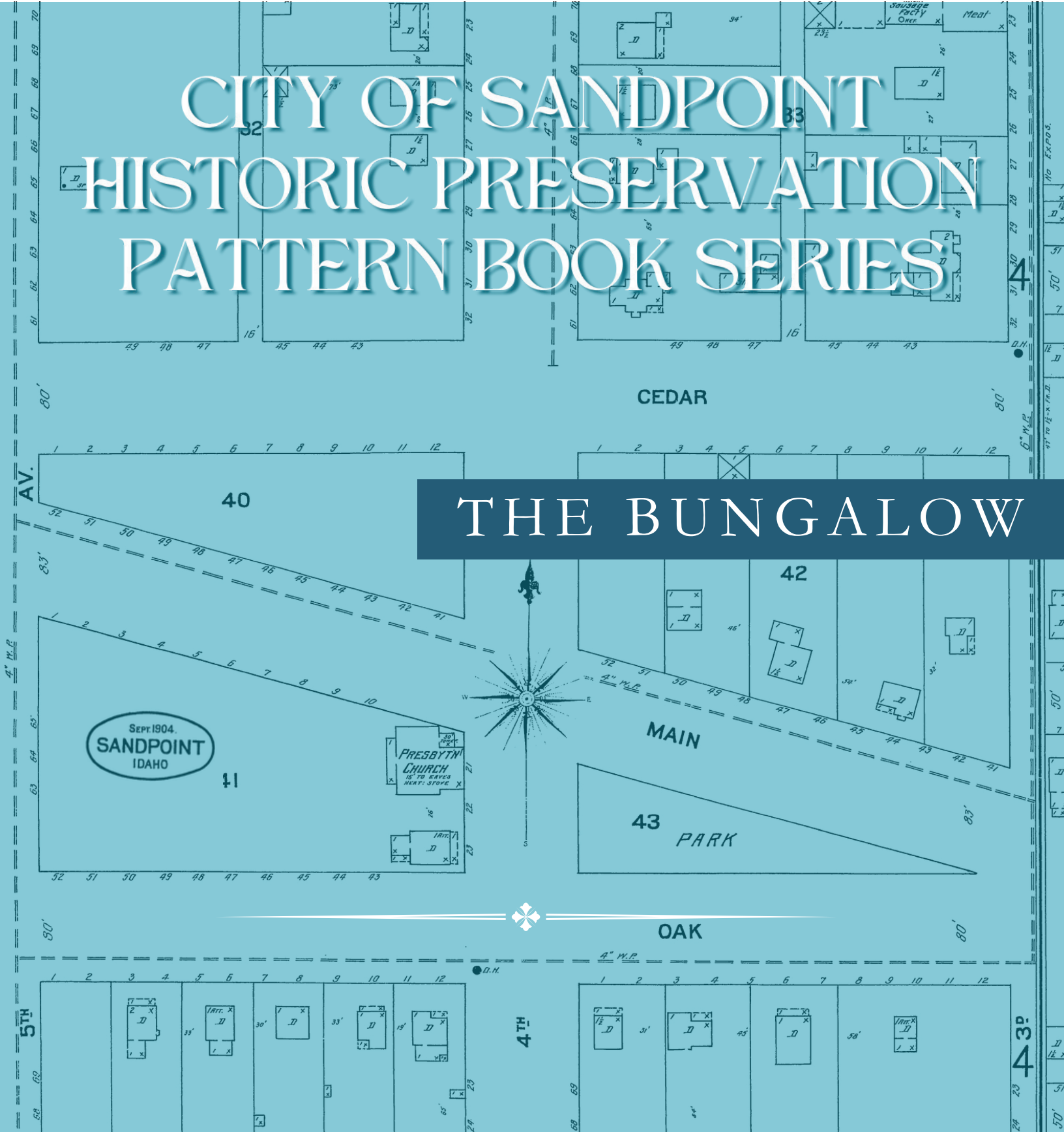


CITY OF SANDPOINT HISTORIC PRESERVATION PATTERN BOOK SERIES

THE BUNGALOW



COLLABORATION BETWEEN SANDPOINT ARTS, CULTURE AND HISTORIC
PRESERVATION COMMISSION AND BONNER COUNTY HISTORY MUSEUM

PROJECT TEAM:

City of Sandpoint's Arts and Historic Preservation Officer: **Heather Upton**

Director Bonner County Historical Museum: **Hannah Combs**

Commission Chair: **Elle Susnis**

Commissioners: **Barry Burgess , Woody Sherwood**



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SANDPOINT'S EARLY HISTORY

A long spit of sand juts into the shallow north end of Lake Pend Oreille. Home to the Kalispel people who plied its waters, the land that would become Sandpoint was not easily accessible to settlers in the mid-19th century. That all changed when a Northern Pacific railroad bridge spanned the lake, opening the area to industry of every kind.

Rapid development marked Sandpoint's history from 1880 to 1915. In anticipation of the railroad's construction, pioneers by the name of Weeks built a fur trading post, tavern, boarding house and general mercantile store on the east side of Sand Creek in 1880. A decade later, with Idaho a newly minted state and a second rail line on the horizon, a large influx of railroad workers swelled the population- and saloon profits. Sandpoint was a rowdy place in its early days, playing host to scores of unfettered men seeking entertainment after long days of hard labor.

Most of Sandpoint's earliest wooden shacks, rooming houses, saloons, and brothels, quickly built in a construction boom, succumbed to periodic fires or struggled to remain standing on stilts hanging over Sand Creek. By 1898, challenges with the sandy soil, flooding and hasty platting prompted a young surveyor named William Ashley to gather with local citizens to plan a new townsite.

Six years prior, Lorenzo D. and Ella Mae Farmin, agents for the Great Northern railway station, had obtained 180 acres west of Sand Creek. This land would form the basis of the present town of Sandpoint. The Farmins donated one-quarter section of land that would become Sandpoint's central business district, and they were influential in naming its streets.

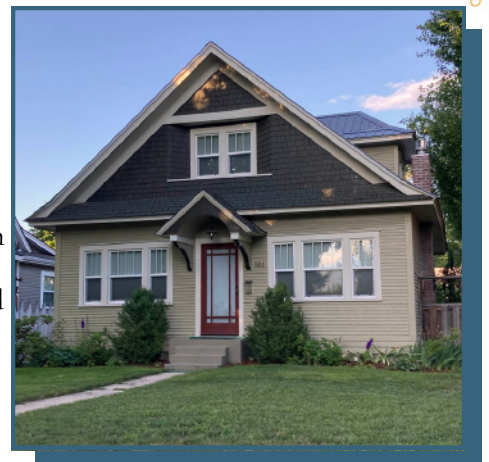
In 1900 a disastrous fire destroyed all but three of the new site's original buildings. The necessity to rebuild, a growing population of permanent residents, and Bonner County's recognition as a new county in 1905, sparked yet another burst of expansion. Between 1904 and 1915, the majority of Sandpoint's downtown buildings were constructed, and the town's residential districts stretched out in every direction.

Thirty-five years after its genesis as a temporary resting place on a wilderness railroad route, Sandpoint was a bonafide town with schools, churches, and homes of every shape and size. Perhaps most representative of the Sandpointian was the humble Bungalow, which citizens of all walks of life were able to construct with money they earned on land they owned.

SANDPOINT'S HISTORIC RESIDENTIAL VERNACULAR

Sandpoint's history of building is very interesting and iconic in many ways. The development of her building experience follows general patterns of America's vernacular building history. Originating from immigrant, ethnic, and first generational builders, we find planning and techniques learned from the countries of origin are invested in the making of Sandpoint's homes, businesses, churches, and schools.

The building of the City of Sandpoint follows the pattern of early twentieth century wilderness living. Immigrant builders needed to respond to severe winters, hot summers, and topography of the area. That heritage established various traditional and provincial styles. Wood being the most readily available source of materials in the Sandpoint environment predicated housing be made of heavy timber, wood frames, and be layered with wood sheathings. Sawmills of the area served the burgeoning timber industry, and coupled with the arrival of the railroad caused the advancement of Sandpoint's history.



501 Euclid Avenue
Sandpoint, Idaho

Mail-ordered products and materials; glass, steel, and specialty building components arrived at Sandpoint's doorway with the railroad. Small vital industries sprang up and modest humble buildings for the workforce helped to establish whole neighborhoods in Sandpoint. The bungalow was a preferred common type of worker housing: affordable and modest in design, many hybrid examples of the bungalow style followed the financial ebb and flow of a developing economy. In various cycles of boom and bust, new Titans of Industry flaunted ostentatious American Victorian styled housing. Elements of elite finery, finishes, and ornamental details are found in the homes of the former industry's giants. Lot sizes varied with time, some will be larger, and evidenced by a vernacular Queen Anne type alongside early bungalows in Sandpoint today. Another permanent building element; brick, manufactured in Sandpoint's early days became a harbinger of building components in Sandpoint's Commercial urban district' development.

SANDPOINT'S BUNGALOW STYLES

BUNGALOW 1890-1940

The Bungalow is a building type found in almost every residential neighborhood of Sandpoint. Its history is interesting and iconic as a universal building type. Tim Counts, president of the Twin Cities Bungalow Club of Minneapolis, Minnesota asks: "How does one identify a bungalow?" "...the term comes from the word bangala (or a variation), referring to a thatched-roof building with a shaded veranda that British colonialists encountered in India." It was imported to England and by the 1800s was associated with small housing and summer homes.

It found its way across the pond to the Americas and was adopted in the tradition of the Arts and Craft Movement. Bungalows became an important house form in America as a simply constructed home for an expanding middle class, signifying independence and respectability.

Hybrid Variations:

- **Prairie Style**
- **Spanish Style**
- **Craftsman**
- **Eclectic**



501 Second Avenue (Craftsman Style)
Sandpoint, Idaho



329 Euclid Avenue (Eclectic Style)
Sandpoint, Idaho



421 Michigan Street (Spanish Style)
Sandpoint, Idaho



414 First Avenue (Prairie Style)
Sandpoint, Idaho



501 Euclid Avenue (Craftsman Style)
Sandpoint, Idaho

HISTORY OF SANDPOINT'S BUNGALOWS

Bungalows are easily recognizable today with their decorative brackets, porch columns set on brick or stone bases, wide eaves, large covered porches, often, with visible rafter tails, flared or tapered elements such as columns or window trims, and windows with narrow divisions of the lights. A large number of Bungalows, with a wide range of characteristics, can be found in many neighborhoods of Sandpoint today.

In the early part of the 1900's, the Bungalow form was well suited for the type of housing required for workers of lumber mills in North Idaho with its emphasis on informal living, utility and simplicity.



509 Lake Street
Sandpoint, Idaho



314 South Fourth Avenue
Sandpoint, Idaho



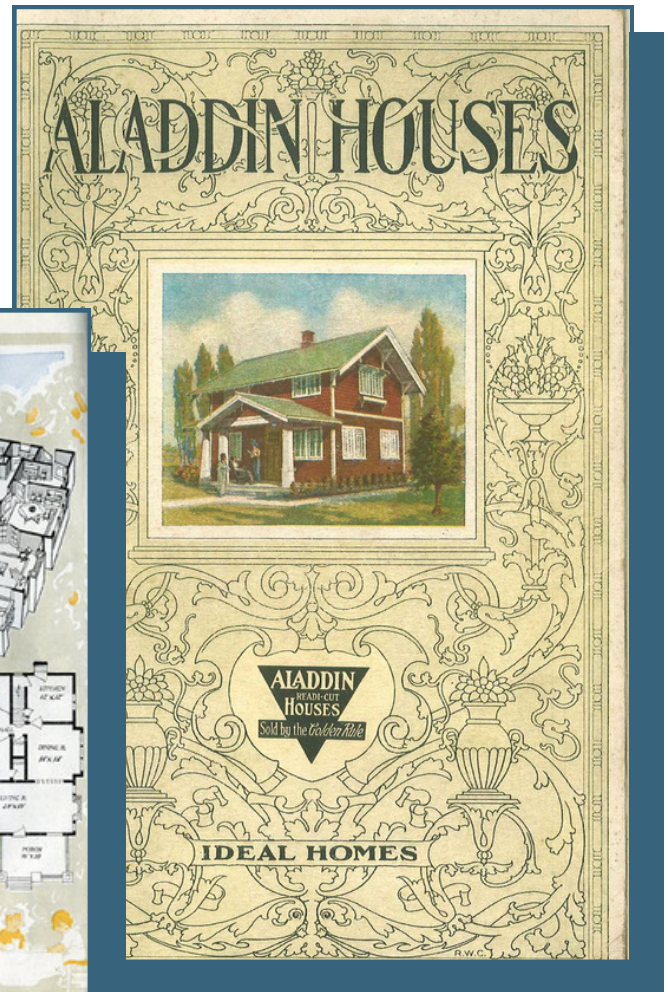
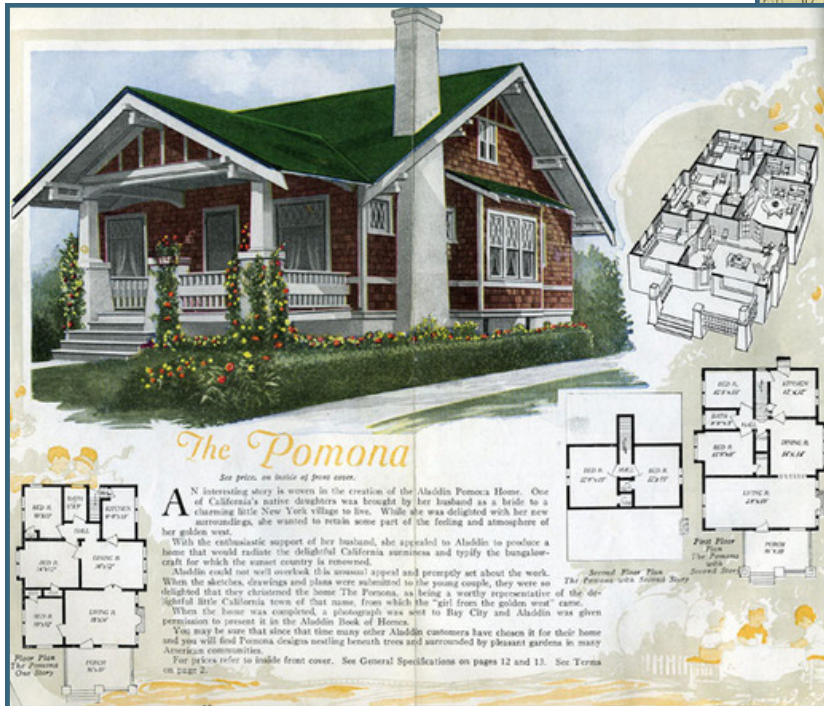
Bungalows are low maintenance and more adaptive for accessibility than larger, two-story homes. Large windows and simple, sturdy construction techniques make them flexible to the homeowner's desired level of privacy, working easily with open floor plans or more private ones. Bungalows served as starter homes for many young couples who would become prominent citizens of Sandpoint.



811 Oak Street
Sandpoint, Idaho

SANDPOINT FAMILIES & THE BUNGALOW

Mr. and Mrs. L.D. McFarland moved to town in 1906 at the invitation of an uncle in the logging business. They lived in a Bungalow at 317 S. Second Ave. L.D. would go on to found the L.D. McFarland Co., a company dealing exclusively in cedar poles, an empire which spread from Minneapolis to Eugene. The company is still operated off Baldy Mountain Road today.



Ones F. Page moved to Sandpoint in 1900 and lived at 506 N. Second Ave. for many years. Ones and his brother Joseph had both performed as acrobats with Ringling Brothers Circus. In 1906 Dr. O.F. Page built the Page Hospital on the bank of Sand Creek and operated it until 1939, living in a Bungalow next door. Dr. Page was Sandpoint's first mayor and was elected to the State Senate two different times.

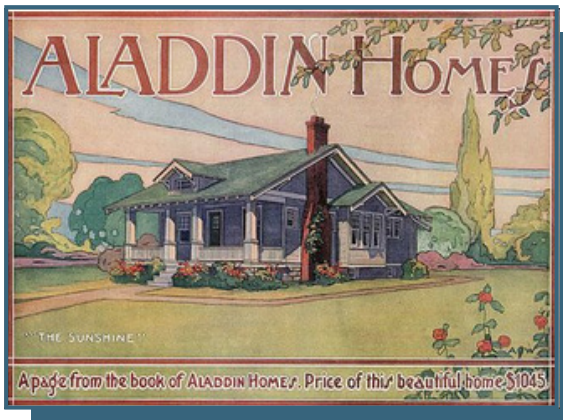
Bungalows saw these families through the early years of establishing a home and family. In those years, the homes were the domain of the women of the house. Gertrude McFarland was one of the founding members of the Sandpoint Civic Club and grand matron of the Martha chapter of the Order of the Eastern Star, a women's branch of a fraternal organization. She traveled with her husband to Hawaii, Mexico, Europe, and Africa, and they attended the 1932 Olympics in Los Angeles. They were also substantial philanthropists to the community. Dr. Page married his fifth wife, Ruth Schnell, the manager of the hospital, in 1919. When they divorced in 1932, Ruth was awarded \$100 dollars per month in alimony, and occupancy of their home. Ruth supplemented her income by giving piano and vocal instruction out of the living room.

Bungalows are versatile, easy-to-care-for homes that have provided many Sandpoint families a comforting place to rest at the end of the day. From the divorcee making a living on her own for the first time, to the wealthy business owners who preferred to spend their money traveling and giving back to the community, the Bungalow is good fit for Sandpointers from all walks of life.

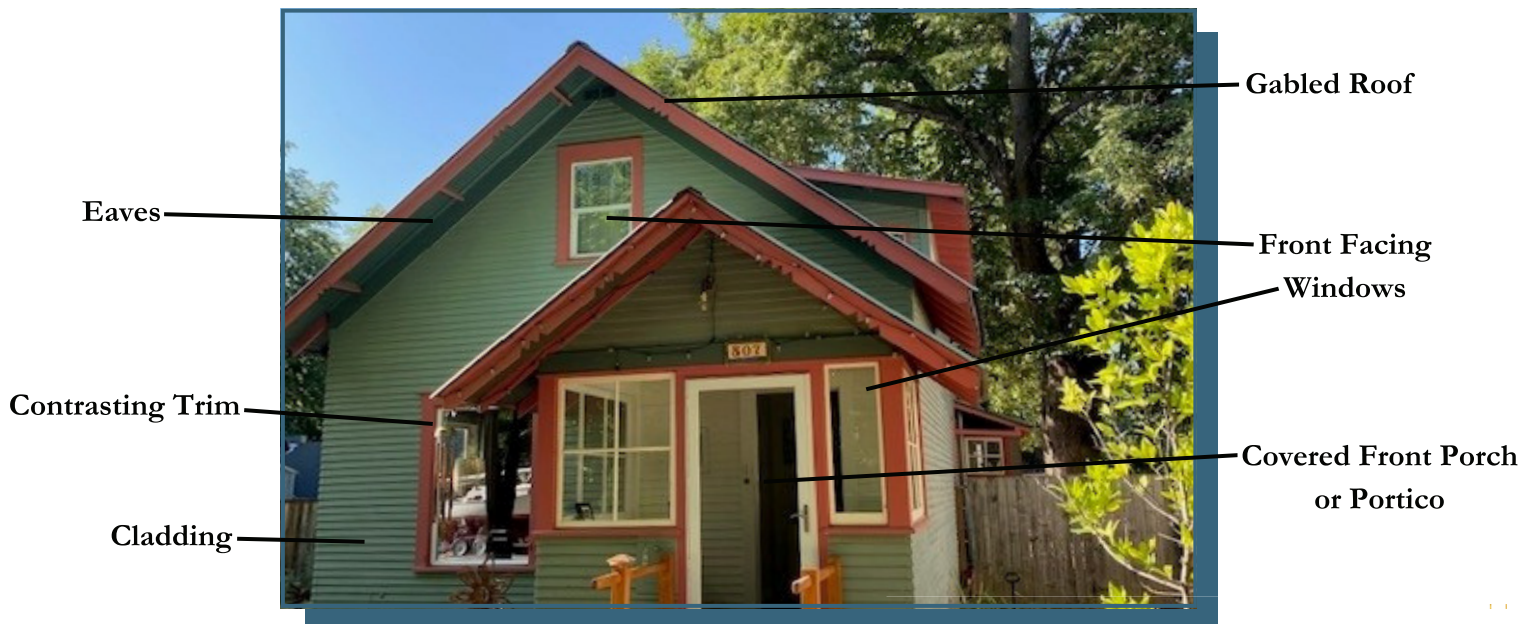
WHAT MAKES A BUNGALOW? STANDARD EXTERIOR ELEMENTS

Attributes:

- One to one and a half (within the roofline) stories
- Low pitched roof
- Easily identifiable & welcoming entry
- Covered porch
- Small footprint/square footage
- Use of paint and texture to highlight details
- Use of natural materials, indigenous to the area



Bungalow Attributes "Six Pack"



MODERN BUNGALOW PAINT COLOR PALETTE



Woodland



Sunshine



Barnwood



Lakeside



Deep Forest



Neutral

STANDARD INTERIOR ELEMENTS

Attributes:

- Open public spaces
- Covered Porch
- Dormer
- Foyer/entrance hall
- Stained glass detail
- Built-in cabinets and shelving
- Window and door trim are generally square cut
- Custom features like window seats

THE WINONA . . . ▲ FIVE OR SIX ROOMS AND BATH



MODERN HOME No. 12010A No. 12010B ALREADY CUT AND FITTED

THE Winona bungalow is a popular American cottage type home. Broken roof lines, wide overhanging eaves supported with brackets, and full front porch gives it a pleasing appearance from either perspective. The outside walls are planned to be covered with bevel siding which we suggest painting white, light gray or ivory. The best grade of material and carefully prepared plans are needed for you to reproduce this home. They are included in our low cash price.

Plan No. 12010A. The vestibule contains a handy closet for outer wraps. The left side of the plan is devoted to living room (size, 12 ft. 5 in. by 12 ft. 11 in.), dining room and kitchen. The kitchen windows are placed high enough from the floor so sink or table will fit underneath. A plastered arch in the right wall of the dining room leads to small hall which connects the two bedrooms and bath.

Fill out blank with the type of heating, lighting and plumbing you desire us to include for your complete home. Size 24 ft. by 36 ft.



Plan No. 12010B. This practical plan is 40 ft. in depth and contains six room and dining room with connecting are appearance of one large room, size 12 ft. 5 in. over 26 feet long. Note stairs over cellar leading to large storage space in the attic. platform is constructed to provide refrigerator.

The right side of the plan is laid out for three rooms, each with closet. The bath is planned to accommodate fixtures according to Specification No. 21A or 22B with Venetian mirrored medicine case over the lavatory.

THE COLLINGWOOD . . . ▲ FIVE ROOMS AND BATH



MODERN HOME No. 3280 ALREADY CUT AND FITTED



HERE is an unusual bungalow, well suited for modern living conditions. The exterior is very practical and finds much favor on account of its simplicity. The lines of the hip roof are broken by the dormer on the front and bay projection over the dining room at the side. Living out of doors, as most of us do in summer, the front porch will be appreciated. The windows are very well designed and attractively arranged.

The Living Room. From the front porch we enter the living room, which is 12 ft. 9 in. wide by 18 ft. 5 in. deep. Note the convenient and attractively designed fireplace in the left wall, on each side of which is a window, and the triple window in the front wall.

The Dining Room. The dining room is located next to the living room and is lighted by two large windows contained in the bay projection.

The Kitchen. From the dining room we pass into the kitchen where considerable thought has been given to the placing of many built-in features and practical arrangement of other equipment. The kitchen sink is located underneath the double window on the left wall, on each side of which suitable kitchen cabinets are furnished at option prices. A place for brooms, mops, etc., is formed by the closet opening off the right wall. The built-in breakfast alcove occupies the space at the rear. Table and seats for this furnished at option price.

Bedrooms. A plastered arch is used in the opening between the dining room and hall which connects the two bedrooms and bath.

WHAT OUR PRICE INCLUDES

At the base price quoted, we guarantee to furnish all material consisting of lumber, lath, millwork, flooring, shingles, building paper, hardware, metal and painting materials according to specifications. See attached price list for base price and options.



813 Church Street
Sandpoint, Idaho

PRESERVE, REHABILITATE, OR REPLICATE A BUNGALOW?

Benefits:

- Ideal small family or starter home
- Preserving affordable housing
- Preserving historical neighborhoods
- A unique and desirable house style

Modern Material Suggestions:

- Wood and wood-look composite siding
- Masonry brick and brick veneer
- Dimensional asphalt shingles for roofing
- Composite interior moulding
- Faux stone

Tips and Tricks:

- Contact your Planning Department for guidance
- Engage an architect familiar with historic homes
- Consider donating usable salvaged materials
- Don't underestimate the value of sweat equity
- Consider future accessibility
- Preserve the porch for resale value and your connection with the community



1707 Cedar Street (New build)
Sandpoint, Idaho



410 Antone Street
Sandpoint, Idaho



505 North Monroe Avenue (New build)
Sandpoint, Idaho

For more information on how to
go about this please reference our
How-to Document...



805 Church Street
Sandpoint, Idaho